W1/2 LOT 3 BLK B SOUTHERN HILLS
IN SEC 21-5S-16.

CADRAIN LISA C
645 SW WASHINGTON AVE
FORT WHITE, FL 32038

2026

22-5S-16-03671-029

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

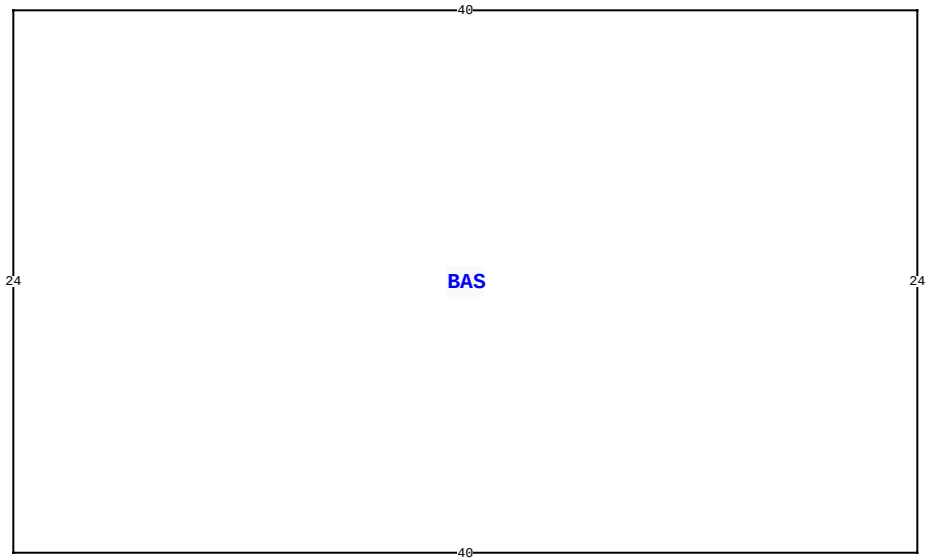
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 21516.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100		960	80,933
TOTALS	960			960	80,933

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	960	115.8000	129.70	124,512	1989	1989	0	0	0	35.00	65.00

2 SINGLE FAM 0% - 0 Heated Area: 960 HX Base Yr



1564 SW SEBASTIAN CIR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/10/2024 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	80,933
TOTAL MARKET OB/XF VALUE	5,267
TOTAL LAND VALUE - MARKET	30,000
TOTAL MARKET VALUE	116,200
SOH/AGL Deduction	13,769
ASSESSED VALUE	102,431
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	102,431
TOTAL JUST VALUE	116,200
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	116,200

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1312/1967	4/06/2016	WD	U	I	12	42,000
GRANTOR: WELLS FARGO BANK N A						
GRANTEE: LISA C CADRAIN						
1306/1432	12/09/2015	CT	U	I	18	100
GRANTOR: CLERK OF COURT (SMITH						
GRANTEE: WELLS FARGO BANK N						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S24 E40 N24$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0166	CONC,PAVMT	0	0	20	30	600.00	UT	3.00	3.00	100	2006	2006	3	100	1,800	
2	0210	GARAGE U	0	0	18	22	396.00	UT	11.00	11.00	75	2014	2014	3	75	3,267	
3	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 5,267

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	0		A-1	0.00	0.00	0.50	LT		1.00	1.00	1.50	40,000.00	60,000.00	30,000							

REVIEW DATE 10/26/2019 BY BC Total Acres: 2.01 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 10/03/2025 BY SYS